

IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE  
7/5 Glencoe Manor Rd., 579 ft.  
N of Lower Glencoe Rd  
/ Glencoe Manor Court  
8th Election District  
3rd Councilmanic District  
Edward Waltz, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 94-2-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Edward and Barbara Waltz for that property known as 7 Glencoe Manor Court in the northern section of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing residence (already constructed) to be located 30 ft. from a property line and 70 ft. from a street centerline, in lieu of the required 50 and 75 ft., respectively; and to amend the last approved Final Development Plan for Glencoe Manor to allow the building on lot No. 4 to be located out of the building envelope. All as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of

the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of July, 1993 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing residence (already constructed) to be located 30 ft. from a property line and 70 ft. from a street centerline, in lieu of the required 50 and 75 ft., respectively; and to amend the last approved Final Development Plan for Glencoe Manor to allow the building on lot No. 4 to be located out of the building envelope, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LES:mmm

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

-2-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 28, 1993

Mr. and Mrs. Edward Lee Waltz  
7 Glencoe Manor Court  
Sparks, Maryland 21152

RE: Petition for Administrative Zoning Variance  
Case No. 94-2-A  
Property: 7 Glencoe Manor Court

Dear Mr. and Mrs. Waltz:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-1191.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:  
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do/does presently reside at  
7 GLENCOE MANOR CT  
SPARKS MD 21152

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include hardship or previous difficulty)

THE NORTHWEST CORNER OF THE HOME  
IS APPROX 45 FT. FROM THE MIN. BUILDING  
SETBACK LINE. SEE ATTACHMENTS.

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

EDWARD LEE WALTZ  
EDWARD LEE WALTZ  
BARBARA LEE WALTZ  
BARBARA LEE WALTZ

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 28th day of July, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 1/1/94



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7 GLENCOE MANOR CT SPARKS 21152  
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3 TO PERMIT AN EXISTING RESIDENCE (ALREADY CONSTRUCTED) TO BE LOCATED 30 FT. FROM A PROPERTY LINE AND 70 FT. FROM A STREET CENTERLINE IN LIEU OF THE REQUIRED 50 AND 75 FT. RESPECTIVELY AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR GLENCOE MANOR CT TO ALLOW THE BUILDING ON LOT 4 TO BE LOCATED OUT OF THE BUILDING ENVELOPE.  
AND THE NORTHWEST CORNER OF THE HOUSE IS APPROX 45 FT. FROM THE MIN. BUILDING SETBACK LINE (RATHER THAN THE REQUIRED 50 FT.) BANK REQUIRED VARIANCE FOR SALE OF HOME. SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

Who do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition:

Legal Owner(s)

EDWARD LEE WALTZ

EDWARD LEE WALTZ

BARBARA LEE WALTZ

BARBARA LEE WALTZ

7 GLENCOE MANOR CT (40)472-9105

SPARKS MD 21152

Name, Address and phone number of representative to be contacted

Name

Address

City

State

Zipcode

Name

Address

City

State

Zipcode

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 28th day of July, 1993, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Reviewed by: [Signature] DATE: 7/1/93

ESTIMATED POSTING DATE: 7/1/93

Zoning Commissioner of Baltimore County

ITEM #: 3

TO: HEARING OFFICER  
FROM: ED & BARB WALTZ  
SUBJECT: PRACTICAL HARDSHIP AND DIFFICULTY BRIEF

WE PURCHASED THIS HOME WHICH HAD  
BEEN BUILT WITH THIS DIFFICULTY. NOT KNOWN  
TO US THE BUILDER CONSTRUCTED THE HOME  
OUTSIDE OF THE REQUIRED SETBACK LINES  
(OF 50 FEET, AND 75 FEET STREET CENTERLINE).

THIS WAS DISCOVERED ONLY RECENTLY  
DURING A SURVEY FOR REFINANCING.

Edward  
Barbara Waltz

### Zoning Description

ZONING DESCRIPTION FOR 7 GLENCOE  
MANOR COURT, SPARKS,  
MARYLAND 21152

Election District 8 Connellmanic District 3  
BEGINNING AT A POINT ON THE EASTERN-MOST SIDE OF  
GLENCOE MANOR COURT (A 50 FOOT BIGHT OF WAY) A DISTANCE  
OF 518.43 FEET NORTH OF THE CENTERLINE OF LOWER GLENCOE ROAD,  
Being Known and designated as Lot #4,  
as shown on the plat entitled, Plat of  
Glencoe Manor, which plat is recorded  
among the Land records of Baltimore  
County in Plat Book S.M., No. 56, folio  
82, containing 1.1854 Acres

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 7/8/93  
Posted for: Veronica  
Petitioner: Edward L. & Barbara L. Waltz  
Location of property: 7 Glencoe Manor Ct., Sparks, Md.  
Location of Sign: Facing Two Way at Corner of 7th Avenue  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 7/16/93  
Number of Signs: 1



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-4150

Number 3

By JCL

Date 7/1/93

ADMIN. VAR. FILING CODE 010 \$50.00  
(1) SIGN POSTING FEE CODE 080 35.00  
TOTAL \$ 85.00

OWNER WALTZ  
LOC. #7 GLENCOE MANOR CT.

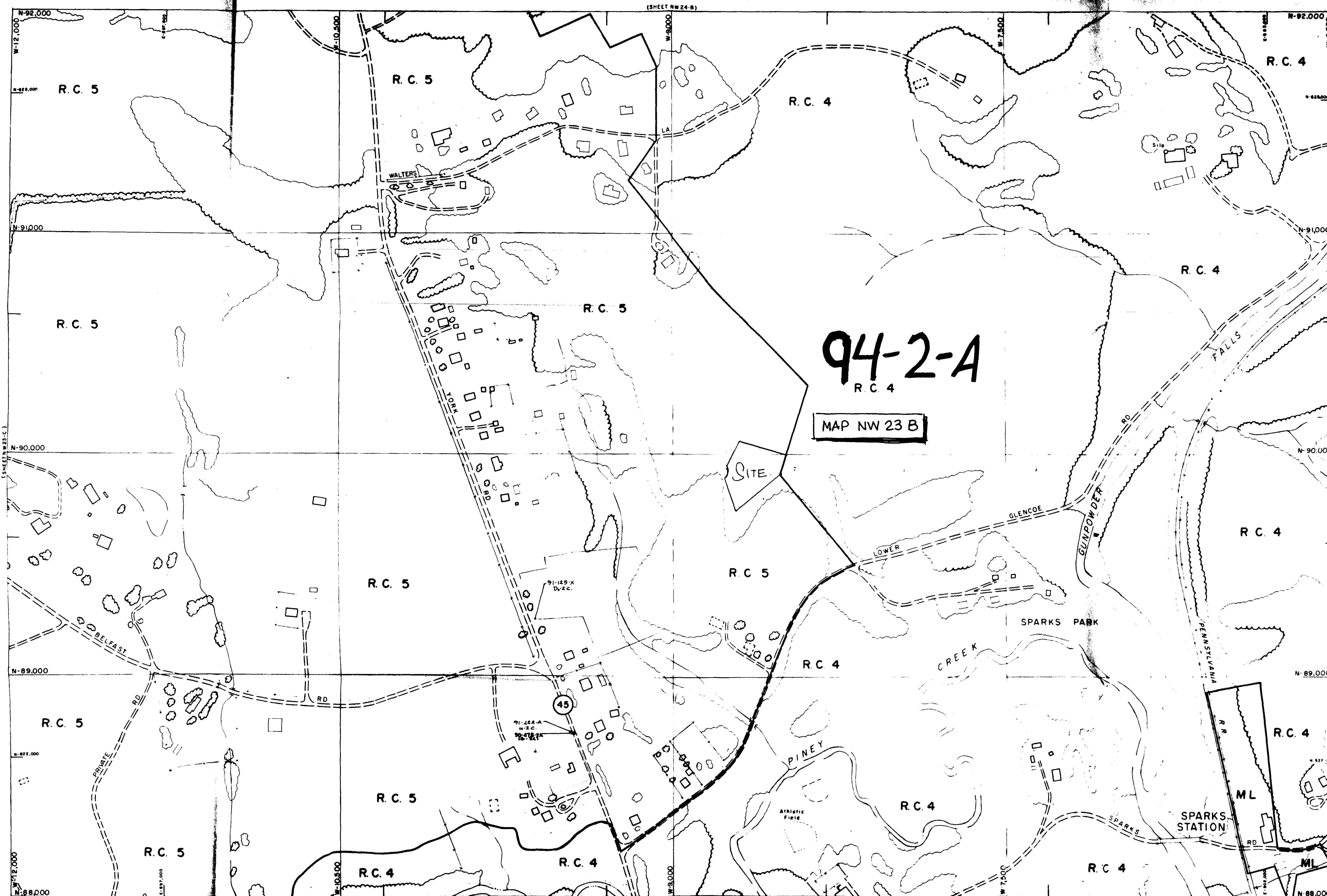
03A026033761CHRC  
B6 CCJ1144AH07-01-93 \$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation







DD - SE  
DD - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Baltimore County Council

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

Baltimore County Council

SCALE  
1" = 200'

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
SPARKS  
STATION

SHEET  
N. W.  
23-B